176.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,100 / 657,100
					USE VALUE:	657,100 / 657,100
					ASSESSED:	657,100 / 657,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUAN WEICONG &
Owner 2:	SZETO CHIU MAN
Owner 3:	
Street 1:	65 WILLIAMS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OCCHIALINI NANCY/TRUSTEE -
Owner 2:	WILLIAMS STREET TRUST -
Street 1:	65 WILLIAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,008 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	226,100	10,800	420,200	657,100
Total Card	0.138	226,100	10,800	420,200	657,100
Total Parcel	0.138	226,100	10,800	420,200	657,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.67 | /Parcel: 342.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,100	10800	6,008.	420,200	657,100	657,100	Year End Roll	12/18/2019
2019	101	FV	191,700	11300	6,008.	414,200	617,200	617,200	Year End Roll	1/3/2019
2018	101	FV	191,700	11300	6,008.	318,100	521,100	521,100	Year End Roll	12/20/2017
2017	101	FV	191,700	11300	6,008.	300,100	503,100	503,100	Year End Roll	1/3/2017
2016	101	FV	191,700	11300	6,008.	276,100	479,100	479,100	Year End	1/4/2016
2015	101	FV	179,400	11700	6,008.	258,100	449,200	449,200	Year End Roll	12/11/2014
2014	101	FV	179,400	11700	6,008.	237,700	428,800	428,800	Year End Roll	12/16/2013
2013	101	FV	179,400	11700	6,008.	237,700	428,800	428,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCCHIALINI NANC	59102-565		5/16/2012		435,000	No	No		
BECKETT PAMELA	29841-114		2/25/1999	Convenience	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/7/2018	1290	Siding	8,000	C				
4/19/2005	255	Re-Roof	5,000					
8/15/2000	652	Porch	5,000	C				5X12 ADDITION TO 3

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
8/16/2012	MLS	EMK	Ellen K
10/17/2008	Meas/Inspect	163	PATRIOT
8/30/2001	Permit Visit	PM	Peter M
2/9/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	70.	1.00	6									420,169						420,200	

Total AC/HA: 0.13792 | Total SF/SM: 6008 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,169 | Spl Credit | Total: 420,200

PRINT

Date	Time
12/11/20	03:42:49

LAST REV

Date	Time
12/03/18	10:53:50

danam

PAT ACCT. 13810

User Acct: 118857
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

!13810!

USER DEFINED

Prior Id # 1:	118857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327646
Depreciation:	101570
Depreciated Total:	226076

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

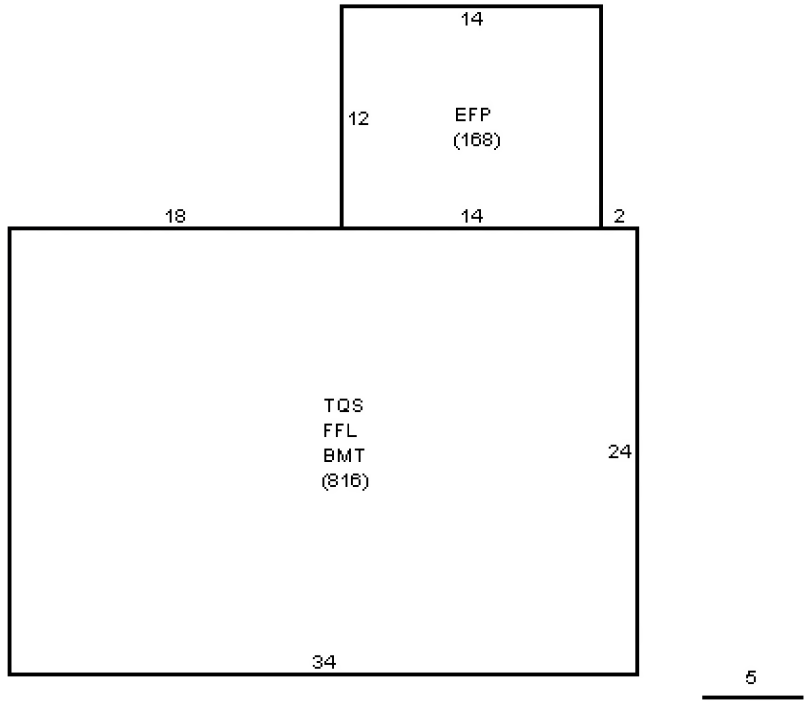
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	93.74
Final Total:	226100	Val/Su SzAd	158.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	58.810	47,990
FFL	First Floor	816	141.030	115,084
TQS	3/4 Story	612	141.030	86,313
EFP	Enclos Porch	168	43.210	7,259
	Net Sketched Area:	2,412	Total:	256,646
Size Ad	1428	Gross Are	2616	FinArea 1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0008-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	AV	1970	0.00	T	39.2	101						
12	Pool-Gunite	D	Y	1	20X40	A	AV	1975	20.84	T	35.2	101			10,800			10,800

More:	N	Total Yard Items:	10,800	Total Special Featues:		Total:	10,800